Development Management - Delegated Officer Report

Application Number: AWDM/0139/25 Recommendation – Approve

Site: 44 Mill Road, Lancing

Proposal: Demolition of existing open-framed carport; proposed attached garage.

Date of site visit: February 13th 2025

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a two story dwelling at the eastern end of Mill Road, a cul-de-sac off the main north-south road in North Lancing. It has a distinctive architectural style with flat roofed elements at differing heights and it sits on rising land. There is a timber car port in the SE corner of the property which currently does not match the style of the house.

This application seeks to remove the car port and replace it with a flat roofed double garage attached to the side of the house in the same location. It will be rendered to match.

Relevant Planning History

AWDM/1397/19 - Remodelling of existing dwelling comprising replacement of car port with two storey extension including double garage on front part of east elevation, single-storey extension to rear part of east elevation and alterations to windows and doors on north, south, west and east elevations, including rooflights to rear (north) roofslope.

AWDM/0120/21 - Remodelling of existing property with flat roofed extension to North Eastern corner, removal of all existing pitched roofs and replacement with parapeted flat roofs, use of render and cladding on external walls, replacement and new windows & doors on all elevations

AWDM/1207/22 - Remodelling of property with flat roofed extension to form additional floor, removal of existing pitched roofs and replacement with flat roofs, use of render and aluminium cladding on external walls, replacement and/or revised fenestration on all elevations

Consultations

West Sussex Highways: No objection. The proposed garage appears suitably sized, being drawn to meet Manual for Streets (MfS) specifications for a double-bay garage of 6m x 6m.

Lancing Parish Council: No comments received

Representations

1 letter of support received from the occupiers of 6 Ring Road

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 28
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built-up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed garage will have a similar footprint to the existing car port and will be largely set back in a recess at the side of the house. While it will project forward of the house by 1.7m it will not appear unduly prominent. Its flat roofed form and rendered finish is in keeping with the overall aesthetic of the house. No visual harm will arise.

Residential amenity

The house is reasonably well separated from its neighbours. To the east, 46 Mill Road is sufficiently distant to not be adversely affected. It is not considered that there will be a loss of amenity for the occupiers of 46/46A.

Properties to the south, north and west are not considered to be affected by the proposal.

Parking and access

WSCC Highways have no objections to the proposal, which meets the recommended size for a double garage.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 28 February 2025

Authorised by: Jo Morin Date: 04.03.2025